

SAN DIEGO | MLS



SDMLS UPDATE

CHANGES TO MLS LISTING RULES

San Diego Multiple Listing Service (SDMLS) will be making some adjustments to the Rules and Regulations to help our members comply with C.A.R.'s Guidelines that state: "REALTORS® should cease doing all in-person marketing or sales activities, including showings, listing appointments, open houses and property inspections."

Currently the rules (12.5) do not allow any virtual tour links, open house information or URLs in the public remarks. This rule will be temporarily altered to allow virtual tour links and URLs that directly relate to the subject property. YouTube links are still prohibited because in most cases the YouTube URL links back to the listing agent's channel.

In an abundance of caution, while conforming with Governor Newsom's "Stay at Home Order" and recommendations from the California Association of REALTORS®, San Diego MLS has opted to suspend the Open House functionality in Paragon. This change does not affect our members ability to add listings to tours or caravans, which will be exclusively virtual at this time. In spite of the latest announcement that real estate is now deemed an "essential business", we feel it's imperative that we all continue to protect each other and our clients by utilizing "non-traditional" methods to hold open houses and showcase homes. We are working on the ability to help our members distinguish between in-person, virtual showings and open houses and will let you know when this is implemented.

Listing agents that are concerned with market time or days on MLS can update their listings to the withdrawn status. Things to note when a listing is in the withdrawn status:

- A valid listing agreement is still in effect and sellers SHALL NOT BE SOLICITED
- Listings are temporarily off the market and can be placed back into the active status at anytime
- Listings in the withdrawn status will expire upon their expiration date
- Listings in the withdrawn status are not disseminated outside of the MLS with the exception of Virtual Office Websites (VOWs)

Given the current "stay-at-home" directive, if at any time real estate is deemed as essential and is exempt, the listing agent may enter their listing as new without penalty. Currently there is a mandatory 30-day off-market time requirement before a listing can be entered as new if the listing is withdrawn. The 30-day off-market time requirement is temporarily removed from the rule (7.9).